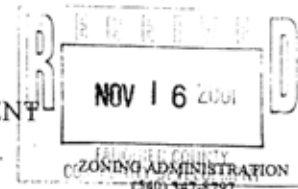


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TECHNICAL MEMORANDUM

TO: Elizabeth A. Cook, Chief of Planning
FROM: Christer P. Carshult, P.E., County Engineer *CPC*
DATE: November 16, 2001
SUBJECT: PP02-S-02 - D. Gregory Norris, Jr. & Others, Trustee
New Baltimore Service District (Non-Sewered Area)
Old Busthead Manor Preliminary Plat

The above referenced preliminary plat has been reviewed for completeness of technical merit and conformance with SWM/BMP requirements. The plan consists of subdividing approximately 9.5 Acres into six lots and the construction of a SWM/BMP facility and related site access and infrastructure improvements.

The following are observations and/or concerns as they relate to this proposed subdivision:

1. The site is located within the Occoquan Watershed, Water Quality BMP will be required across the site. Currently, it appears as though only 1 out of 4 sub-basins on the site have provisions for SWM/BMP Facilities.
2. The proposed subdivision entrance onto Old Bust Head Road, (Route #694) is in a location where a 12'-13' excavation into a vertical roadway embankment will be required. County standards identify an 8% maximum preferable roadway grade. A landing area will need to be provided and a 3:1 slope to tie back to existing is recommended. This will result in an approximately 100' wide clearing along the proposed William Way within the development at the entrance. Additionally, significant excavation along Route #694 will be required to establish the entrance. This affect Lots #1 & #6 and results in numerous mature trees being cleared.
3. Underground telephone utilities will need to be relocated due to the deep cut at the entrance.
4. Stormwater Runoff and drainage from the entire roadway and entrance excavation from Route #694 up to approximately the first driveway entrances and a portion of

8:00 A.M. - 4:30 P.M.

ATTACHMENT 4

5. the improvements on Lot #1 will be directed back to the existing roadside ditch on Route #694. Roadside improvements may be required in some areas that already exhibit erosion problems along Route #694. The increased runoff will serve to compound these existing problems.
6. It is recommended to explore the possibility of utilizing the existing driveway location as a point of access to the site. Minimal upgrades would be required and disturbance of existing mature trees along Route #694 would be minimized.
7. VDOT review and approval will be required. It appears as though the proposed subdivision street is intended to be dedicated to public Right-of-Way use.
8. Portions of the site, specifically on Lots #3 and #4, have steep slopes. (20% +)
9. The lot configurations as proposed for Lots #2 thru #5 are of odd, irregular shape. Recommend more conventional lot shape.
10. The limits of the existing drainfield serving the occupied structure to be demolished should be identified and remain undisturbed.
11. Please be informed of a letter from an adjacent property owner dated November 11, 2001, identifying drainage, buffer, open space, and existing tree canopy preservation concerns. The county engineer has had numerous discussion in person and over the phone with same regarding this preliminary plat.

Should you have any questions regarding the information above, please feel free to contact me so we may discuss further.